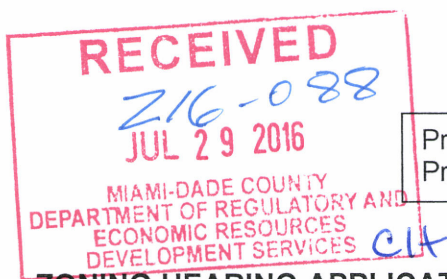


Sec.	Twp.	Range



Pre-Application No.:
Pre-Application Meeting Date:

ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

LIST ALL FOLIO #s: 30-4923-004-0900 Date Received

1. **NAME OF APPLICANT** (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

MARGARITA ISMARY HERNANDEZ

2. **APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:**

Mailing Address: 4345 SW 129 PLACE

City: Miami State: FL Zip: 33175

Phone# (305) 502-6212 Fax# E-mail: m.ismary.hernandez@gmail.com

3. **OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): MARGARITA ISMARY HERNANDEZ

Mailing Address: 4345 SW 129 PLACE

City: Miami State: FL Zip: 33175

4. **CONTACT PERSON'S INFORMATION:**

Name: MARTA VALDES Company:

Mailing Address: 4343 SW 129 PLACE

City: Miami State: FL Zip: 33175

Phone# (786) 208-5450 Fax# E-mail: MVALDES221@gmail.com

5. **LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on CD in Microsoft Word.)

ROYALE GREEN TOWNHOUSE SECTION 2
PB 89-65
LOT 27 BLK 5

6. **ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)

4345 SW 129 PLACE

7. **SIZE OF PROPERTY** 2905 sq ft x _____ ft (in acres): _____
(divide total sq. ft. by 43,560 to obtain acreage)

8. **DATE** property ☒ acquired ☐ leased: AUGUST 1995 (month & year)

9. Lease term: -NA- years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?

no ☒ yes ☐ If yes, provide complete legal description of said contiguous property.



11. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto? no ☒ yes ☐ (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION: RV-TH

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

☐ District Boundary(zone) Changes [Zone(s) requested]: _____

(Provide a separate legal description for each zone requested)

☐ Unusual Use: _____

☐ Use Variance: _____

☒ Non-Use Variance: SETBACK AND PATIO AREA

☐ Alternative Site Development: Option: _____

☐ Special Exception: _____

☐ Modification of Previous Resolution/Plan: _____

☐ Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the last year & a half? no ☒ yes ☐.

If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no ☐ yes ☒. If yes, give name to whom the violation notice was served: MARGARITA ISMARY HERNANDEZ and describe the violation:

16. Describe structures on the property: TOWNHOUSE RESIDENCE

17. What is the project's P.M. peak hour trip generation? -NA- trips – Please list all of the (ITE) Institute of Transportation Engineers code(s) that were used in determining the numbers of P.M. peak hour trips:

18. Please indicate whether this property was subject to a recent **Comprehensive Development Master Plan (CDMP) amendment**. If so, please indicate the ordinance #: -NA-

19. Is there any existing use on the property? no ☐ yes ☒. If yes, what use and when established?
Use: RESIDENCE Year: 1970

20. Do you require a translator for the actual hearing? Yes ☐ No ☒
If yes: Spanish ☐ Haitian Creole ☐ Other ☐ (Please specify which language) _____

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief, (I)(we) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), MARGARITA ISMAR HERNANDEZ, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Margarita I. Hernandez
Signature

Nancy E Joe
Signature

Sworn to and subscribed to before me
this 27 day of July, 2016

Notary Public: Nancy E Joe
Commission Expires: JUN 11, 2019

CORPORATION AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☐ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

(Corp. Seal)

Sworn to and subscribed to before me
this _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %

By _____ %

(Name of Partnership)

By _____ %

By _____ %

Sworn to and subscribed to before me
this _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me
this _____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

ACKNOWLEDGEMENT BY APPLICANT

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

Margarita I. Hernandez
(Applicant's Signature)
MARGARITA I. HERNANDEZ
(Print Name of Applicant)

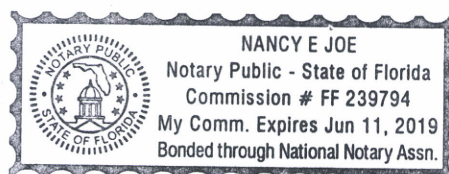
My commission expires June 11 2019
State of: FL

Sworn to and subscribed before me on the
27th Day of JULY, 2016

Affiant is personally known to me or has produced
DRIVERS LICENSE as identification.

Nancy E Joe
(Notary Public's Signature)

Nancy E Joe
Print Name



OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL(S)

STATE OF FLORIDA Public Hearing No. 216-088
COUNTY OF MIAMI DADE



Before me, the undersigned authority, personally appeared MARGARITA I. HERNANDEZ hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property that is the subject of the proposed hearing.
2. The subject property is legally described as:

ROYALE GREEN TOWNHOUSE SECTION 2
PB 89-65
LOT 27 BLK 5

3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Nancy E Joe
Signature

Nancy E Joe
Print Name

BANK CAPOTE
Signature

BANK CAPOTE
Print Name

Margarita I. Hernandez
Affiant's Signature

MARGARITA I. HERNANDEZ
Print Affiant's Name

Affiant's Signature

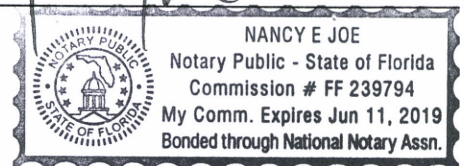
Print Affiant's Name

Sworn to and subscribed before me on the 27th day of JULY, 20 16

Affiant is personally known to me or has produced DRIVERS LICENSE as identification.

Notary Nancy E Joe

(Stamp/Seal)



Commission Expires: JUNE 11-2019